WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the discussion between Parish Councillors that took place remotely on Zoom at 7.30pm on Monday 22nd July 2024.

Present: Councillors Parsons (Chairman), Gorford, Malpas, Robinson, Sandeman, Shepherd and Vallentine.

Parish Clerk: Tony Jay.

1. To invite public speaking.

   A member of the public spoke regarding planning application 24/P/1273/PIP.

2. To receive any apologies for absence.

   Councillor Wolff gave her apologies. Councillors Amos and Bracey were not present.

3. To comment on the following planning application:

   24/P/1273/PIP. Land West of Stileways, West Hill, Wraxall. Permission in Principle for the conversion of existing agricultural outbuildings to provide one self-contained residential dwelling.

   It was resolved to object to the application as it is inappropriate development in the Green Belt, and to make reference to the objections that the council had to the previous application on this land for application 23/P/2565/FUL.

   Green Belt

   The property history is relevant, in particular:

   - Planning Application 22/P/2026/FUL, which was approved for retrospective planning permission for repair works to existing outbuildings associated with an agricultural use. It also included the laying of a trackway with crushed stone top dressing to facilitate access to the outbuildings for agricultural use. There were no plans or drawings submitted for this trackway. An Agricultural Land Declaration was made on this Application Form.
   - Planning Application 23/P/2565/FUL, which was refused for various reasons including the proposal constituting inappropriate development in the Green Belt, conflicting with NPPF Paragraph 11Di, where the tilted balance is not engaged and the proposal falls to be considered in accordance with national and local policies.

   The proposed development is on land designated for agricultural use and does not constitute previously developed land. Photographs in the applicant's documentation show machinery being stored in the buildings. Hence, when considered as an integral part of the application it does not comply with Policy DM12, nor paras 89 and 149 of the latest NPPF. This and previous applications were made by Chroma Planning on behalf of their client.

   The Planning Statement for 23/P/2565/FUL acknowledges that para 6.2.20 "the Site is located outside of a defined settlement boundary and there is no cohesion with other properties that surround the Site."

Access to the proposed development would be on land classed as agricultural land, which it was in August 2022. It does not constitute previously developed land. Hence, when considered as an integral part of the application it does not comply with Policy DM12, nor para 89 of the latest NPPF.

Sustainable development

The summary of the Council's comments on the previous application remains relevant: "*It is considered that the location for a new dwelling is not "sustainable in terms of being well related to existing settlements, and having safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service" and does not comply with Policies DM12 and DM27 (by exacerbating an existing problem). The proposed dwelling is likely to be very heavily dependent on private vehicle use. This is contrary to the NSC's declaration of Climate Emergency and ambition to be carbon neutral by 2030."*

Highway Safety

The Highway Authority's comments related to their conclusion for the previous application where "*safe access cannot be provided for future users and therefore consider the proposals to be contrary to Policy DM24"* are still considered relevant

Bus Accessibility

The application does not comply with Policy DM27 criteria "Development should not exacerbate an existing problem ..." and the associated justification:
"In terms of locating development within a "reasonable distance" from a bus stop this means a maximum of 400metres. Pedestrian access to bus stops should be via a well lit, safe route with clear sight lines."

Public Rights of Way

The access to the proposed dwelling is likely to impact on the public footpath (LA20/22a/20) and would be visible from it.

End of minutes.